

**LISTING ID #5195**



**Listing Agent – Jane Kaylor  
(419) 305-7199**

**REAL ESTATE LTD.**

90 N. Main St. · Minster, OH 45865 · www.weigandtrealestate.com

**SELLER:** Theresa Timmerman

**ADDRESS:** 102 Perin Rd. Russia, OH 45363

**SQ. FOOTAGE:** 1456 Sq. Ft.

**LOT SIZE:** .5 acres

**TAXES:** \$2,164.45/year

**GARAGE:** 13' x 24' one car

**BEDROOMS:** Four

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4</b>
14' x 11'	14' x 12'	8' x 10'	10' x 12'

**BATHS:** One Full

**KITCHEN:** 11' x 17'

**DINING ROOM:** 14' x 18'

**LIVING ROOM:** 12' x 17'

**UTILITY ROOM:** 5' x 8'6"

**TYPE OF HEAT:** electric ceiling in front, baseboard electric in back

**FOUNDATION:** Slab

**FIREPLACE:** No

**CENTRAL A/C:** No – 2 window units

**DECK/PATIO:** Patio – 6' x 8'

**UTILITIY COSTS:** Electric: \$150/mo.    Water: Well – 10yrs old    Sewer: aeration    Gas: Propane

**NOTES:** Out building – 36' x 24' built in 1996 has wood burning stove  
Out building – 36' x 24' built in 1988 has gas furnace  
Shed – 15' x 9' built in 1979

All appliances are negotiable. Portable dishwasher  
Russia Local School District

**YEAR BUILT: 1974**  
**BUYER/BROKER CO-OP – 2.4%**

**SELLING PRICE: \$285,000.00**

**ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS, AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**